

## S U M M A R Y

<b>FILE NO.</b>	2193	<b>Thomas Guide Map No.</b>	626
		<b>Date Received:</b>	03/30/05
		<b>Date Distributed:</b>	03/31/05
<b>ENTITY</b>	City of Renton	<b>Date Filed:</b>	
<b>ACTION</b>	Petition for Land Annexation	<b>Expiration 45 Days:</b>	05/14/05
<b>TITLE</b>	Wedgewood Lane Annexation	<b>Board Meeting:</b>	04/14/05
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<b>Location</b>	The site is located on the east side of the City of Renton. The western boundary of the site abuts the eastern boundary of the City of Renton at Ilwaco Avenue NE. The southern boundary of the Wedgewood Lane Annexation is variously formed by SE 117 <sup>th</sup> Street and SE 121 <sup>st</sup> Street (if extended). The northern boundary is generally formed by SE 114 <sup>th</sup> Street (if extended.) The eastern boundary is formed in part by 148 Avenue SE; a substantial portion of the eastern boundary is serpentine – traveling from 146 <sup>th</sup> Avenue SE to 141 <sup>st</sup> Avenue SE (if extended).
<b>Land Area</b>	Approximately 36 acres
<b>Land Use</b>	<u>Existing:</u> 25 single-family homes. <u>Estimated Future:</u> There is an application to subdivide Wedgewood Lane to permit up to 114 new dwelling units.
<b>Population</b>	<u>Existing:</u> Approximately 63 persons <u>Estimated Future:</u> Approximately 285 total persons
<b>Assessed Valuation</b>	\$5,761,340.
<b>County Comprehensive Plan Designation</b>	Urban Residential Use (4 – 12 dwelling units per gross acre)
<b>County Zoning</b>	R-4 (4 dwelling units per gross acre)
<b>City Comprehensive Plan</b>	<u>Proposed:</u> Residential Low-Density
<b>City Zoning</b>	<u>Proposed:</u> Residential – Single-family (R-4 Zone: maximum 4 dwelling units per net acre)
<b>District Comprehensive Plan</b>	City of Renton Comprehensive Water & Sewer District Plan
<b>District Franchise</b>	No franchise is required.
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn; David Irons; Dwight Pelz

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Not Applicable

**Fire Districts:** Eastside Fire and Rescue; City of Renton Fire Department

**Water Districts:** King County Water District No. 90; City of Renton Water Utilities Department

**Sewer Districts:** City of Renton Sewer Department

**School Districts:** Issaquah School District No. 411

## **SUMMARY (File No. 2193)**

The City of Renton proposes the annexation of approximately 36 acres, known as the Wedgewood Lane Annexation. This annexation was proposed under the 60% petition method), pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in March of 2005.

The site is located on the east side of the City of Renton. The western boundary of the site abuts the eastern boundary of the City of Renton at Ilwaco Avenue NE. The southern boundary of the Wedgewood Lane Annexation is variously formed by SE 117<sup>th</sup> Street and SE 121<sup>st</sup> Street (if extended). The northern boundary is generally formed by SE 114<sup>th</sup> Street (if extended.) The eastern boundary is formed in part by 148 Avenue SE. However, a substantial portion of the eastern boundary of the Annexation Area is serpentine – traveling from 146<sup>th</sup> Avenue SE to 141<sup>st</sup> Avenue SE (if extended); this boundary line is co-terminus with the Urban Growth Boundary.

The unincorporated area is included in the “Annexation Element” of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City (e.g., LU-378 – LU-380) and provision of services to incorporated areas (e.g., LU-383; LU-386, LU-392).

The Wedgewood Lane property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately 25 single-family residences. At full development, Wedgewood Lane would include a total of approximately 114 homes.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Wedgewood Lane properties following annexation. Annexation would also permit protection for environmentally sensitive areas (e.g., storm water/flood management). More specifically, the City of Renton is prepared to provide development review and environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas.

The City of Renton can directly provide (or contract for) urban services to the area. For example, the City of Renton will provide police services to Wedgewood Lane. The City will provide sewer service, storm water management, and refuse collection. The City will continue to provide fire service and emergency service. King County Water District No. 90 will continue to provide water service to the Wedgewood Lane Annexation Area.

City and County library facilities and recreation facilities would be available to the community. Children would attend schools in Issaquah School District No. 411.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Wedgewood Lane Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide

Planning Policies that are addressed by the proposed Wedgewood Lane Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-304: Growth should be focused within city boundaries.

The proposed Wedgewood Lane Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., relatively flat to gentle sloping terrain). Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For Wedgewood Lane, boundaries are formed by roadways and by the Urban Growth Boundary.

The Wedgewood Lane Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the eastern boundary of the annexation area is a meandering line, that border is based upon the Urban Growth Boundary, and, thus, may be considered a reasonable area for incorporation. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Wedgewood Lane Annexation. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. The City will have sufficient funds to serve the area at present without a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

At full development, city expenditures are estimated at \$161,866 and revenues are estimated at \$192,768. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.